



## Oaktree Meadow, , Horncastle, LN9 5PG

- THREE bedrooms, TWO bathrooms, IMMACULATELY presented and NO 'upward CHAIN'
- VERY GENEROUS WEST FACING, SECLUDED, fully fenced & ESTABLISHED rear GARDEN incl EXTENSIVE sandstone paved PATIO, 2 SHEDS and a GREENHOUSE
- VERY GOOD '83' 'B' ENERGY efficiency RATING
- Brand NEW 2018 with TEN YEAR NHBC (National House Building Council) warranty
- VERY GENEROUS PARKING for FOUR cars
- Mains gas UNDER FLOOR downstairs heating, upstairs CENTRAL HEATING, UPVC double glazing incl FRENCH & external doors
- MODERN soft closure fitted KITCHEN DINER incl GRANITE & OAK worktops, island unit, BUILT IN fridge freezer, washing machine, fan assisted electric oven, ceramic hob
- Desirable cul-de-sac LOCATION, CONVENIENT for well serviced historic TOWN CENTRE
- GENEROUS LOUNGE and 3 BEDROOMS (2 doubles and 3rd, all the bedrooms having TV & telephone points, and built in wardrobe/cupboard)
- MODERN BATHROOM with SHOWER head over the bath, MODERN EN-SUITE, and downstairs W.C.

**Price £250,000**



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## DESCRIPTION

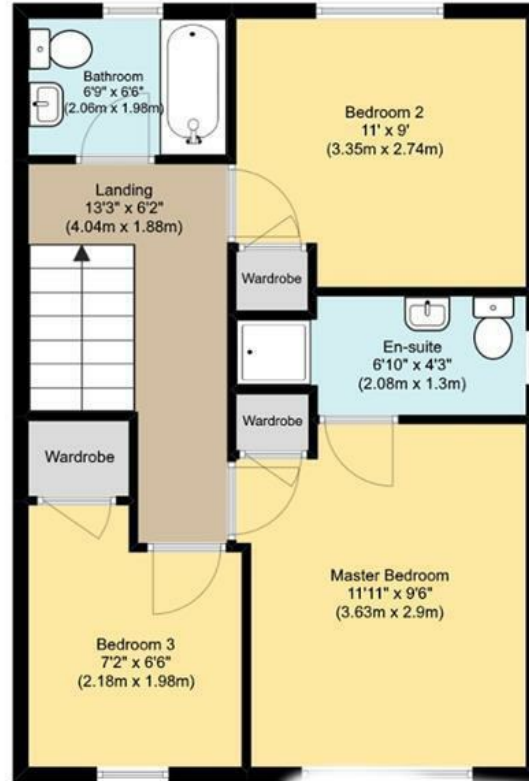
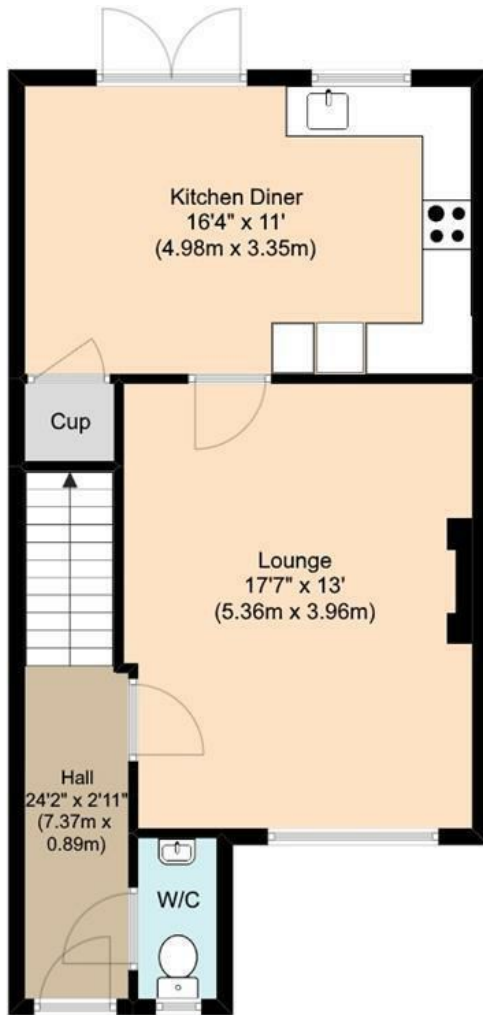
This spacious, beautiful and immaculately presented, three bedroom, two bathroom semi-detached modern property, built new 2018 with 10 year NHBC (National House Building Council) warranty, also has a very generous west facing, secluded, fully fenced & established rear garden (incl extensive sandstone paved patio, 2 sheds and a greenhouse), very generous parking for 4 cars, and a very good '83' 'B' energy efficiency rating, situated at the end of a desirable cul-de-sac, convenient for the historic market town centre and country walks, and there is NO 'upward CHAIN.

It also the benefits from UPVC double glazing incl French doors & external doors, downstairs mains gas fired under floor heating with thermostat controls and upstairs central heating with radiators having thermostatic valves, all with a Worcester condensing boiler, and having a security alarm system, mains and battery back up smoke detectors, quality flooring throughout, feature low maintenance corbelled brickwork in lieu of soffits and fascias, external lighting, power & water tap.

The property consists of entrance hall, spacious lounge, modern soft closure fitted kitchen diner (incl with French doors off to the patio and garden, granite & oak worktops, feature island units, built in fridge freezer, washing machine, electric oven, ceramic hob and understairs cupboard), downstairs modern W.C, landing, modern bathroom with separate shower head over the bath, master bedroom with modern en-suite, second double bedroom and third bedroom (all the bedrooms having TV and telephone points, and built in wardrobe/cupboard).







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, fixtures and appliances shown here are not tested and no guarantee as to their suitability or efficiency can be given.

### Viewings

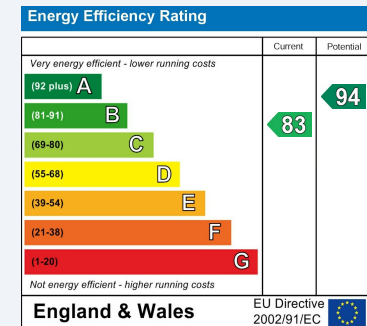
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

